THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24778-10-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,115,500.00. Affiant Subscribed and sworn to before me this 15th day of December, 2005. Notary Public My Commission Expires: My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Travis Hill Paige A. Hill 2410 Golf Club Lane Nashville, TN 37215	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	Map No.117.05-0 Parcel No. 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph J. Mullany and wife, Cori Mullany**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis Hill and wife, Paige A. Hill** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2410 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of December, 2005.

Joseph J. Mullany, BY: Gerald G. Patterson, Attorney-In-Fact pursuant to power of attorney being placed of record immediately prior hereto

Cori Mullany, BY: Gerald G. Patterson, Attorney-In-Fact pursuant to power of attorney being placed of record immediately prior hereto

Atty-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald G. Patterson,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Joseph J. Mullany and Cori Mullany** and is authorized by the said **Joseph J. Mullany and Cori Mullany** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 15th day of December, 2005.

My commission expires: _____

Notary Public

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 12/21/05 14:13 2 pgs
Fees:13.00 Taxes:4127.35
20051221-0153095

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-subdivision of Lot 11 and 12, Forest Park Land Improvements Company's Subdivision, as of record in Instrument No. 20000112-0004274, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph J. Mullany and wife, Cori Mullany by deed dated January 8, 2003 from John C. Sifford and wife, Dorothy Sifford of record in Instrument No. 20030110-0004641, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Instrument No. 200001120004274, Register's Office for Davidson County, Tennessee.